LIBERTY TWP
ADA SD 00230

Hardin County, Ohio
Michael T. Bacon, Auditor

24-330018.0000 RES
JJ39 2026

sale

2023	PRATER ROBERT D & MAR	1990-04-27	
2024	PRATER ROBERT D & MAR	1990-04-27	
2025	PRATER ROBERT D & MAR	1990-04-27	
2026	PRATER ROBERT D & MARCI	1990-04-27	PT W 1/2 SW 1/4 S33
	5594 CR 35	1WD	1.193A
		$74,000	
	ADA OH 45810		

2028	MARTIN EWAN & MACKENZIE	2026-08-07	
	5594 CR 35	1SD	
	ADA OH 45810		

Eff Rate: – 40.58 — 40.81 — 41.26 — 41.27 — a/r

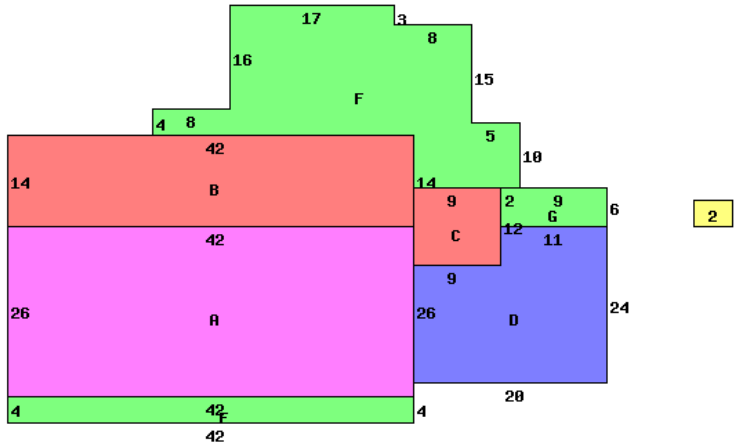
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	1.1900	1.1900	1.1900	1.1900	1.1900			
Land100%	25940	25940	25940	25940		25940	18200	18200
Bldg100%	184430	184430	184430	184430		184430	268660	268660
Totl100%	210370t	210370t	210370t	210370t		210370t	286860t	286860t
Cauv100%								
Tax Value:								
Land 35%	9080	9080	9080	9080		9080	6370	6370
Bldg 35%	64550	64550	64550	64550		64550	94030	94030
Totl 35%	73630t	73630t	73630t	73630t		73630t	100400t	100400t
Hmstd35%	70500	70500	70500	70500		70500	95990	
Owner Oc	58.76	58.44	58.72	58.36	58.72	hmstd 8750 l	61750 b	
Hmstd RB								
Net Tax	2683.68	2702.92	2734.44	2717.70	2734.44			
Sp-Asmnt	24.00	21.00	25.08	25.08				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		1092		a	*MAIN
1 B	F	A		588		b	ADDTN
1	F/C	A		108		c	ADDTN
	F2	G		426	10220	d	GRAGE
	OP	P		168	5040	e	PORCH
	DK	P		606	9090	f	PORCH
	PAT	P		66	200	g	PORCH

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
306	1	2026-08-07	MARTIN EWAN & MACKENZIE	1SD	223000	25940	184430
335	1	1990-04-27		1WD	74000	0	62030
239	1	1990-03-29		1UN *	0	0	62030

Year	Land	Bldg	Total	Net Tax
2022	4610	60350	64960	2738.80
2021	4610	60350	64960	3015.50

project		ben acres	/ %	factor
107	GRASS RUN #933 - HOG CREEK	XA/2025		
500	HARDIN COUNTY LANDFILL	XA/2025		
110	HOG CREEK MAINLINE - HOG CR.	XA/2025		
577	OTTAWA RIVER PROJECT MAINT	XA/2021		



5594 CR 35 45810

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1788	130510
	Basement		1680	31080
	Subtotal			161590
Shingle	Roof	GABLE		

	B	1	2	U	A		
Plaster/Drywall		D			1680 sq ft	Basement Finish	17840
Panelled Wall	X	X				Fireplaces	2000
Floor/Carpet	X	X				Plumbing	1400
Floor/Tile-Lino		L				Garages and Carports	10220
Number of Rooms	3	6				Extra Features	17430
Bedrooms	1	3				Total Value	210480
Fireplace						PUB ELECTRIC	
Openings	1					PRIV WATER	
Stacks	1					PRIV SEWER	
Central Heat		A				PUB PAVED ST/RD	
ELECTRIC							
Plumbing						Neighborhood:	
Standard	1					Code:	2400
Extra 2 Fixture	1					Dwl/Gar/NC%	1.8500

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 B F		3468		C+	1967AV	231530	.40		257000
2	Garage		25X30	750		C	1986AV	18000	.65		11660

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
small acreage	.1900				5000	5000	950	950

Call Back: Sign: PSN Date: 2015-09-09 Lister: